

**HISTORIC PRESERVATION COMMISSION
HEARING MINUTES
OCTOBER 27, 2011**

Commissioners

Scott Winnette, Chairman (not present)
Robert Jones, Vice Chairman
Timothy Wesolek
Gary Baker
Shawn Burns
Kate McConnell
Stephen Parnes
Brian Dylus, Alternate (not present)

Aldermanic Representative

Michael O'Connor (not present)

Staff

Lisa Mroszczyk, Historic Preservation Planner
Christina Martinkosky, Historic Preservation Planner
Scott Waxter, Assistant City Attorney
Matt Davis, Manager of Comprehensive Planning
Shannon Albaugh, HPC Administrative Assistant

I. Call to Order

Mr. Jones called the meeting to order at 6:00 P.M. He stated that the technical qualifications of the Commission and the staff are on file with the City of Frederick and are made a part of each and every case before the Commission. He also noted that the Frederick City Historic Preservation Commission uses the Guidelines adopted by the Mayor and Board of Aldermen and the Secretary of the Interior's Standards for Rehabilitation published by the U. S. Department of the Interior, National Park Service, and these Guidelines are made a part of each and every case. All cases were duly advertised in the Frederick News Post in accordance with Section 301 of the Land Management Code.

Announcements

There were no announcements.

II. Approval of Minutes

1. October 13, 2011 Hearing/Workshop Minutes

Motion: Shawn Burns moved to approve the October 13, 2011 hearing and workshop minutes as written.
Second: Gary Baker
Vote: 6 - 0

II. HPC Business

2. Vote on 2012 Historic Preservation Commission Schedule

Mr. Jones stated that there were some changes made to the original schedule that was included in the packets. In the new schedule there will be only one hearing in November and December and in the original schedule there was 2 (two) hearings in November and 1 (one) hearing in December. Ms. Mroszczyk stated that part of the reason for changing it to one hearing in November as well as December is that the Zoning Board of Appeals meets on the 4th (fourth) Tuesday of the month so they could do it but they would need to find a different day or a different location to hold the meeting.

Motion: Gary Baker moved to approve Version 2 of the 2012 Historic Preservation Commission Schedule.
Second: Kate McConnell
Vote: 6 - 0

IV. Consent Items

a. Cases to be Approved

b. Cases to be Continued

V. Cases to be Heard

3.	HPC11-591	239 N. Market Street	Mack Brothers
	Replace porch railing and flooring, remove trees		
	<i>Christina Martinkosky</i>		

Mr. Jones announced that the applicant was not present so the case would need to be continued to the next hearing.

Motion: Timothy Wesolek moved to continue the case to the November 10, 2011 hearing.
Second: Shawn Burns
Vote: 6 - 0

4.	HPC11-623	329 N. Bentz Street	Mark Williams
	Install solar panels		
	<i>Lisa Mroszczyk</i>		

Staff Presentation

Ms. Mroszczyk entered the entire staff report into the record and stated that this application concerns the installation of three solar collectors measuring approximately 77" x 41" mounted at a 30 degree angle with an aluminum mounting system on the building's rear, or west facing, roof slope.

Applicant Presentation

Mark Williams, owner of 329 N. Bentz Street, concurred with the staff report.

Commission Questioning/Discussion

Mr. Baker asked if there would be any pipes or wires that would need to be installed. Mr. Williams answered that the internal run of the pipes and wiring would run down an existing pipe so it will go directly in through the roof.

Mr. Baker asked if the angle of the panel was accurate. Mr. Williams answered yes that the drawing came from the design engineer. Mr. Baker asked if they needed a particular angle to get the most efficiency out of the panels. Mr. Williams answered that the optimal angle is 30 degrees facing south and his roof is pointing westward so they are angling at 30 degrees to the south to maximize the collectors. Mr. Baker asked what kind of profile the panels were going to create in the back of the house. He went on to say that a better location for the panels would be the lower roof that may have less of an impact on the profile and massing of the historic contours. Mr. Baker thought that the panels were going to be a rather large object on the side of a roof and that the panels would be visible from the neighboring houses in the historic district depending on how they get positioned. Mr. Williams stated that his property is the border of the historic district so the only houses that would be able to see the panels are houses not in the district. Ms. Mroszczyk added that the Guidelines are specific in that panels are appropriate if not visible from the street and not to say that staff would support a similar installation for every single building but in this particular case it works.

Mr. Parnes asked how far away from the roof the panel would project given the angle. Mr. Williams answered that it would be about 2 to 3 feet.

Mr. Jones stated the Commission has made major strides for progressive technology and he thought that was a positive step to looking at solar in the Historic District.

Public Comment – There was no public comment.

Staff Recommendation

Staff recommends approval of the application to install three Schuco Collector CTE 215 CH panels with aluminum mounting systems on the rear or west facing roof slope according to the West Elevation and Aerial Satellite Photo/Existing Street View dated 10-3-11.

Motion: **Shawn Burns moved to approve this application as submitted because it is consistent with the Guidelines and the proposed panels will be located on the rear of the building, set back from the detached end of the building, not visible from the street, not extend any higher than peak of the existing building and will not cause damage to historic material.**

Second: **Kate McConnell**

Vote: **5 – 1, Gary Baker opposed.**

The meeting was adjourned at approximately 6:30 PM.

Respectfully Submitted,

Shannon Albaugh,
Administrative Assistant